

# HUNTERS<sup>®</sup>

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## Kielder Oval

Harrogate, HG2 7HQ

Council Tax: C

**Guide Price £375,000**





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## Entrance Hall

Access via UPVC entrance door, radiator, stairs to first floor, under stairs storage cupboard, doors to:

## Lounge

12'11" x 11'1" (3.95 x 3.39)

UPVC double glazed bay window to front elevation, radiator, TV point, fire place with electric fire.

## Kitchen Dining Room

17'3" x 10'4" (5.28 x 3.16)

Range of wall and base mounted units with working surfaces over with inset stainless steel sink unit and mixer tap, inset gas hob, extractor hood over and double built in oven, integrated fridge freezer, integrated dishwasher, plumbing and space for washing machine. Space for table, storage cupboard, laminate flooring, radiator, UPVC double glazed window to rear elevation, through to:

## Conservatory

10'11" x 10'5" (3.34 x 3.20)

UPVC and brick construction, UPVC double glazed door to rear garden, radiator.

## Bedroom Four

12'5" x 11'7" (3.81 x 3.54)

UPVC double glazed French doors to rear garden, radiator, inset ceiling spot lights, laminate flooring, door to:

## Ensuite

White suite comprising shower cubicle, low level WC, pedestal wash hand basin, chrome heated towel rail.

## First Floor Landing

UPVC double glazed window to side elevation, doors to:

## Bedroom One

12'0" x 10'10" (3.68 x 3.31)

UPVC double glazed window to front elevation, radiator, fitted wardrobes.

## Bedroom Two

9'3" x 8'11" (2.82 x 2.73)

UPVC double glazed window to rear elevation, radiator.

## Bedroom Three

8'9" x 6'3" (2.68 x 1.92)

UPVC double glazed window to front elevation, radiator.

## Bathroom

Modern white suite comprising panel bath with shower over and glazed screen, low level WC, pedestal wash hand basin, chrome heated towel rail, two UPVC double glazed windows to rear elevation, tiled walls and tiled floor with under floor heating.

## Garage

Up and over door, power and light laid on, wall mounted Worcester Bosch boiler.

## Outside

A gravel driveway provides ample off street parking. Lawn garden to the remainder of the front with mature hedging to perimeters. To the rear is an attractive enclosed garden laid mainly to lawn with paved patio seating areas, timber shed and fencing to perimeters.

## EPC

Environmental impact as this property produces 4.0 tonnes of CO<sub>2</sub>.

## Material Information

Tenure Type; Freehold  
Council Tax Banding; C

A superbly presented modern four bedroom semi-detached home with a generous corner plot garden, having been extended to create generous and flexible living space throughout the ground floor. The property is situated in a highly sought-after location close to a range of local amenities to include Morrisons supermarket and Hookstone Chase primary school.

Presented to a high standard throughout, the accommodation comprises: Entrance hallway with door opening to the garage, lounge with bay window, modern open plan dining kitchen which opens to a conservatory/breakfast area and a large ground floor bedroom with double doors opening to the garden and an en-suite shower room completes the ground floor. The first floor landing serves three bedrooms and a modern house bathroom.

To the outside, the front garden is lawned, with a gravelled driveway providing ample off-road parking which leads to a larger than average garage with up and over door. Side gated access with gravelled area, timber shed and bin storage open to a generous garden laid mainly to lawn with raised patio area and sun terrace.

- SUPERB EXTENDED FAMILY HOME
- Ample off-road parking & larger than average garage
- Conservatory/breakfast room open to the kitchen
- Modern bathroom
- Close to local amenities
- Generous south facing gardens
- Open plan dining kitchen
- Large ground floor bedroom with en-suite shower room
- Flexible living space throughout the ground floor
- Viewing highly recommended



